

**KINGSBURG PLANNING COMMISSION
REGULAR MEETING
APRIL 13, 2017**

Call to order – At 6:07 PM the Kingsburg Planning Commission was called to order.

Members Present – Kinney, Poynor, Cozbey, Bullis and Kruper.

Members Absent – Rountree and Johnson

Staff Present – City Manager Alexander Henderson, City Attorney Mike Noland, City Engineer Dave Peters, Building Official Mike Koch and Planning Secretary Mary Colby.

Others Present – See Sign in Sheet

APPROVAL- Commissioner Bullis made a motion, seconded by Commissioner Cozbey to approve the minutes of the March 9, 2017 meeting as mailed. The motion carried by unanimous vote of those Commissioners present.

PUBLIC COMMENTS

Theresa Lipschitz, address the Commissioners and requested a continuance for the hearing on the annexation and maps for Nelson and Crinklaw.

Commissioner Kruper stated that this is a public noticed meeting and the Commission must follow the agenda. The public hearings would be opened and the staff reports will be reviewed. City Attorney Mike Noland stated that there are applicants for each project and they must be given a chance to speak to their item. If the applicant would like to postpone he may request that.

PUBLIC HEARING – CUP-2017-01 FOR CONVERSION OF THE SECOND STORY OF AN EXISTING COMMERCIAL BUILDING AT 1373 DRAPER STREET INTO FOUR RESIDENTIAL LOFTS AND A FIFTH SPACE FOR AN OFFICE.

At 6:19 PM the Public Hearing for conversion of the second story of an existing commercial building at 1373 Draper Street into four residential lofts and a fifth space for an office was opened.

Planning Director Greg Collins presented a power point slide show depicting the location and floor plan of the proposed development. He stated that this project is in the downtown Form Based Code District and is a unique project for a small town.

Commission Discussion:

Q: Will residents contribute to a parking lot maintenance fund?

A: This is a City maintained parking lot.

Q: How many businesses use the parking, this could affect the availability of parking for residents and businesses.

A: This is public parking so who parks there is not regulated.

Open for Public Comment at 6:31 PM

No comments from the public

Close Public Comment at 6:31 PM

Continued Commission Discussion

- Downtown residential is a good idea.
- Will motivate people to go downtown.

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- Could be a parking problem if/when more units are developed in the downtown area.

Commissioner Bullis made a motion, seconded by Commissioner Kinney to approve the finding of categorical exemption under the California Environmental Quality Act Guideline Section 15301 (a) re-use of existing buildings with minimal changes and to adopt Planning Commission Resolution 2017-04 approving Conditional Use Permit 2017-01 establishing residential lofts on the second floor of an existing building located at 1373 Draper Street. The motion carried by unanimous vote of those Commissioners present.

At 6:36PM the Public Hearing was closed

PUBLIC HEARING – CONSIDERATION OF:

(I) NEGATIVE DECLARATION AND RECOMMENDATION TO THE KINGSBURG CITY COUNCIL TO ANNEX 88 ACRES IN THE COUNTY OF FRESNO INTO THE CITY OF KINGSBURG AND DETACHMENT OF SAME FROM THE KINGS RIVER CONSERVATION DISTRICT, FRESNO COUNTY FIRE PROTECTION DISTRICT AND THE CONSOLIDATED IRRIGATION DISTRICT AND PRE-ZONING OF 88 ACRES FROM THE COUNTYAE-20 ZONE DISTRICT TO KINGSBURG R-1-7 AND RA ZONE DISTRICTS

(II) NEGATIVE DECLARATION FOR PLANNED UNIT DEVELOPMENT (PUD), PUD 2016-01 AND TENTATIVE SUBDIVISION MAP, TTM 6122, 59 SINGLE-FAMILY LOTS, POCKET PARK AND PEDESTRIAN WALK THRU SITUATED ON 19.46 ACRES (NELSON);

(III) PLANNED UNIT DEVELOPMENT (PUD), PUD 2016-01 AND TENTATIVE SUBDIVISION MAP, TTM 6122, 59 SINGLE-FAMILY LOTS, POCKET PARK AND PEDESTRIAN WALK THRU SITUATED ON 19.46 ACRES (NELSON);

(IV) NEGATIVE DECLARATION FOR PLANNED UNIT DEVELOPMENT PUD- 2016-02 AND TENTATIVE SUBDIVISION MAP TTM- 6167, 121 SINGLE-FAMILY LOTS, COMMUNITY PARK AND STORM BASIN SITUATED ON 41.7 ACRES (CRINKLAW);

(V) PLANNED UNIT DEVELOPMENT PUD- 2016-02 AND TENTATIVE SUBDIVISION MAP TTM- 6167, 121 SINGLE-FAMILY LOTS, COMMUNITY PARK AND STORM BASIN SITUATED ON 41.7 ACRES (CRINKLAW);

Open Public Hearing at 6:36 PM

Planning Director Greg Collins stated that these two projects are consistent with the Kingsburg General Plan and North Kingsburg Specific Plan (NKSP) and an environmental impact report was prepared for both projects which did identify some impacts.

Dave Crinklaw has offered to connect the county island parcels to sewer and water as part of the annexation process.

Commission Discussion

Two letters received regarding the projects.

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Q: Would the property owners in island have a vote or not since it is inhabited.

A. LAFCo would determine the number of registered voters in the area. They will not allow the creation of an island when property is annexed.

(Annexation and Rezoning of 88 Acres into the City of Kingsburg)

Open for Public Comment 7:03PM

Bert Phillips 2874 22nd Court have property in the RA area which was purchased 1 year ago to store equipment and raise small animals. Since I do not live on the property was told I do not have a vote when it comes to the annexation. Other issues:

- Additional traffic in the area
- If Kamm is widened how much of my property will they take

City Engineer Dave Peters stated there will be an increase in traffic but Kamm Avenue will not need to be widened at this time. It would be reevaluated when more development happens and triggers further improvements. All developers are required to pay a traffic impact fee.

Adriana Jenna, 2090 Howard Street, asked how more police and fire will be funded when the City is struggling with funds. Need to bring more business to town.

The creation of a Community Service District will help offset the cost of police and fire.

Don Pauley 2380 Howard St. If annexation is approved are you precluded from making a decision on the maps? City Attorney Mike Noland stated no.

Loren Smith Representing Gary Nelson, stated that Mr. Nelson is agreeable to continuing this item.

Theresa Lipschitz, have a problem with the amount of traffic being generated with the addition of all these homes.

Susan Wilford 2391 19th Ave, asked when the traffic study was completed. City Engineer Dave Peters stated this was completed in the last two months. Ms. Wilford thinks this needs to be reassessed during the busy time of year.

Vito Jenna 2090 Howard, is not against the annexation but does feel there will be more congestion in the area. His concern is where the runoff from storm water will go. (Storm water will go into a retention pond as a condition of approval)

Theresa Shriner 2641 19th feels there should be fewer lots in the subdivision and an additional access onto Kamm Avenue. Feels the Traffic study contradicts itself.

Ron Shriner 2641 19th (Tract 6122), needs an additional exit off of Kamm and would like to see fewer lots, would like to see it taken down to 50 houses.

Pamela Zarate, 2351 Kamm Ave asked if there is a standard for lots to be similar across from each other. Traffic is another issue.

Eric Salinas 14065 S Mendocino, has an issue with traffic in Tract 6122 where the exit onto 18th from Silverbrooke is directly across from my 3 month old son's bedroom, what if someone blows the stop sign and slams into my house. Don't want to see a block lite wall surrounding a subdivision.

Judy Wheeler who lives in the RA section stated that she did not understand there would be a vote of any kind tonight. Wants to postpone any decisions in order to get agreement in writing. Other issues are:

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- Traffic need another outlet on Kamm Avenue
- Continue the country lifestyle
- Maintain the animals that they have
- Keep wells for irrigation.

Dave Crinklaw 13837 S. Zediker, developer for Tract 6167 stated that he has met 3 times with the residents in the RA area to address their concerns. He has offered to hook them up to city sewer and water if they choose, but they don't have to if they don't want to. Mr. Crinklaw would like to have their project reviewed tonight and not continued.

Joe Guagliardo, representing Mr. Crinklaw. Annexation would provide for unification of services. City staff has done a great job of addressing concerns of the county homeowners.

Gary Nelson Tract 6122 13496 E Kamm have had property for 60+ years. Feel that I am entrenched in with another development that is offering smaller lots. Asking for postponement of any decision tonight.

Judy Bibb lives on Howard Street and stated that she is happy with the Nelson development. But the Crinklaw property has lots that are too small with too many homes. Most of the problems on the west side of town are in the areas with smaller lots.

Sandra Staats 13837 S Zediker have spent years developing this project. The project is proposed in two phases with more 10,000 square foot lots than the Nelson development with 3000 square foot homes which are semi-custom. This development will bring a significant opportunity to Kingsburg.

Close Public Comment at 8:31PM

Continued Commission Discussion

Lot sizes and designation

Commissioner Bullis made a motion, seconded by Commissioner Cozbey to recommend to the City Council initiation proceedings for the Mendocino-Kamm Northwest Reorganization the annexation of 88 acres to the City of Kingsburg and detachment of the same from the Kings River Conservation District, Fresno County Fire Protection District and the Consolidated Irrigation District, make the findings that a Negative Declaration is the appropriate environmental document and adopt Resolution 2017-05. The motion carried by unanimous vote of those Commissioners present.

Commissioner Bullis made a motion, seconded by Commissioner Kinney to recommend approval to the City Council a rezoning of 88 Acres of land from the county's AE-20 zone to Kingsburg's R-1-7 and RA zones (see exhibit A) north of the city, in the Nelson/Crinklaw project and adopt Resolution 2017-06. The motion carried by unanimous vote of those Commissioners present.

The Commission took a short break at 8:45PM

Open for Public Comment – 9:03pm

(Nelson Project) Gary Nelson has indicated he is willing to continue this hearing to the next meeting.

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Commissioner Bullis made a motion, seconded by Commissioner Cozbey to continue the Public Hearing on the Nelson Tract No. 6122 to the next Planning Commission meeting on May 11th 2017. The motion carried by unanimous vote of those Commissioners present.

**Presentation by Consulting Planning Director Greg Collins
(Crinklaw Project)**

Theresa Lipschitz – have a problem with the number of houses in this development and lots are too small.

Nancy Thompson have heard many rumors that were not true. These homes are similar size and larger than the development that we are living in. This is 41 acres not 20 so the number of lots are not exorbitant.

Dave Crinklaw the developer for Tract 6167 stated that he agrees that North Kingsburg should have large lots. It is two phases. 55 lots in first phase and it will probably take 6 years to build out.

Joe Guagliardo, stated that this project is a result of extensive consultation with staff and has changed many times. They have talked about the fees that will be collected with building permits. How it will fit into the community and design standards that are followed within the project. Would like to be given the opportunity for rebuttal if statements are made against the project.

Todd Thompson there have been complaints about every single project that has been proposed. This is a great addition to the City and fully support this project.

Loren Smith with Harbor and Smith who represents Mr. Nelson reiterated that he has changed his map many times to bring up the lot sizes, would like to see the same consideration going to Mr. Crinklaw.

Vito Jenna stated that he is used to growth but asked that the Commission consider continuing this project to further study the layout.

Sandra Staats, stated that we have worked with staff and have provided lots that exceed 7000 sq ft.

Gary Nelson property to the south, unhappy about size of lots in the Crinklaw project

Commissioner Poynor made a motion, seconded by Commissioner Kinney to continue the public hearing and the public comment portion for both tract maps 6167 (Nelson and Crinklaw) to the May 11th Planning Commission meeting. The motion carried by the following vote:

Ayes:	Kinney, Poynor, Cozbey and Kruper
Nos:	Bullis
Absent:	Johnson and Rountree
Abstain:	None

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PUBLIC HEARING – CONSIDERATION OF A NEGATIVE DECLARATION AND PLANNED UNIT DEVELOPMENT (PUD), PUD 2016-03 AND TENTATIVE SUBDIVISION TRACT MAP - TRACT NO. TTM 6151, 64 SINGLE-FAMILY LOTS AND POCKET PARK SITUATED ON 19.98 ACRES; AND RECOMMENDATION TO THE KINGSBURG CITY COUNCIL TO ANNEX 19.98 ACRES IN THE COUNTY OF FRESNO INTO THE CITY OF KINGSBURG AND DETACHMENT OF SAME FROM THE KINGS RIVER CONSERVATION DISTRICT, FRESNO COUNTY FIRE PROTECTION DISTRICT AND THE CONSOLIDATED IRRIGATION DISTRICT AND PRE-ZONING OF 19.98 ACRES FROM THE COUNTY AE-20 DISTRICT TO KINGSBURG R-1-7 (ERICKSON PROJECT)

Open Public Hearing at 9:28 PM

Consulting Planning Director Greg Collins stated that this is an infill project and is consistent with the North Kingsburg Specific Plan and the appropriate zone district is R-1-7

Open for Public Comment at 9:43PM

Loren Smith, Arbor & Associates representing Mr. Erickson, agree with all of the conditions am happy to answer any questions. There were no further comments and the Public Comment was closed at 9:44PM

Continued Commission Discussion

Same R-1-7 designation, have a mixture of lot sizes.

Location of park is good.

Like the street layout

Pedestrian access is good.

The Public Hearing was closed at 9:50PM

Commissioner Bullis made a motion, seconded by Commissioner Cozeby to adopt Resolution 2017-07 recommending that the Kingsburg City Council initiate proceedings for the “Erickson Reorganization”, annexation of 19.98 acres to the City of Kingsburg and Selma Kingsburg Fowler County Sanitation District, detachment of the same from the Kings River Conservation District, Fresno County Fire Protection District and the Consolidated Irrigation District, and confirming that a Negative Declaration is the appropriate environmental document. The motion carried by unanimous vote of those Commissioners present.

Commissioner Bullis made a motion, seconded by Commissioner Poynor to recommend to the City Council a Pre-Zone of 19.98 acres from County AE-20 Zone District to Kingsburg R-1-7 Zone District located west of 10th Avenue and between Kamm and Stroud Avenues in the Northwest quadrant of Kingsburg, Erickson Project and adopt Resolution 2017-08 and confirming that a Negative Declaration is the appropriate environmental document. The motion carried by unanimous vote of those Commissioners present.

Commissioner Bullis made a motion, seconded by Commissioner Cozeby to recommend to the City Council adoption of Resolution 2017-09 approving Planned Unit Development PUD 2016-03 (Erickson) for a single family residential development and associated open space uses, located on the west side of 20th Avenue between Kamm and Stroud Avenues adjacent to the City of Kingsburg

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and confirming that a Negative Declaration is the appropriate environmental document. The motion carried by unanimous vote of those Commissioners present.

Commissioner Bullis made a motion, seconded by Commissioner Kinney to adopt Resolution 2017-10 approving a vesting tentative subdivision map Tract No. 6151 a 64 lot single family residential subdivision and confirming that a Negative Declaration is the appropriate environmental document. The motion carried by unanimous vote of those Commissioners present.

FUTURE ITEMS

ADJOURN- At 9:55 PM the Kingsburg Planning Commission meeting was adjourned.